

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Washington County**

State: **PA**

PJ's Total HOME Allocation Received: **\$17,248,449**

PJ's Size Grouping\*: **C**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank        | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
|  |          |               |                   |               | Group                        | C       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 29  |               |                              |         |         |
| % of Funds Committed   | 96.60 %  | 99.53 %       | 24                | 96.45 %       | 46                           | 49      |         |
| % of Funds Disbursed   | 93.09 %  | 93.38 %       | 16                | 87.93 %       | 65                           | 69      |         |
| Leveraging Ratio for Rental Activities                           | 1.31     | 4.82          | 27                | 4.73          | 26                           | 20      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 93.07 %       | 1                 | 83.38 %       | 100                          | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 89.53 %  | 72.02 %       | 6                 | 70.15 %       | 80                           | 86      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                   |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 67.18 %  | 81.70 %       | 28                | 80.67 %       | 16                           | 14      |         |
| % of 0-30% AMI Renters to All Renters***                         | 17.18 %  | 37.14 %       | 25                | 45.30 %       | 13                           | 8       |         |
| <b>Lease-Up:</b>   |          |               |                   |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 98.39 %       | 1                 | 95.32 %       | 100                          | 100     |         |
| <b>Overall Ranking:</b>  |          |               | In State: 24 / 29 | Nationally:   | 40                           | 36      |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                   |               |                              |         |         |
| Rental Unit  | \$35,956 | \$19,552      |                   | \$26,635      | 262 Units                    | 57.80 % |         |
| Homebuyer Unit   | \$36,469 | \$16,147      |                   | \$14,938      | 93 Units                     | 20.50 % |         |
| Homeowner-Rehab Unit   | \$12,313 | \$16,057      |                   | \$20,675      | 98 Units                     | 21.60 % |         |
| TBRA Unit  | \$0      | \$5,906       |                   | \$3,216       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington County PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$81,724 | \$75,484  | \$13,509  |
| <b>State:*</b>     | \$97,193 | \$39,590  | \$16,244  |
| <b>National:**</b> | \$95,185 | \$74,993  | \$23,434  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.94

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">93.9</span> | <span style="border: 1px solid black; padding: 2px;">75.3</span> | <span style="border: 1px solid black; padding: 2px;">88.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">17.2</span> | <span style="border: 1px solid black; padding: 2px;">11.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">90.1</span> | <span style="border: 1px solid black; padding: 2px;">24.7</span> | <span style="border: 1px solid black; padding: 2px;">38.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">24.7</span> | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">19.4</span> | <span style="border: 1px solid black; padding: 2px;">11.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">16.1</span> | <span style="border: 1px solid black; padding: 2px;">15.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">11.8</span> | <span style="border: 1px solid black; padding: 2px;">11.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">2.7</span>  | <span style="border: 1px solid black; padding: 2px;">37.6</span> | <span style="border: 1px solid black; padding: 2px;">15.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">95.0</span> | <span style="border: 1px solid black; padding: 2px;">4.3</span>  | <span style="border: 1px solid black; padding: 2px;">37.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">21.5</span> | <span style="border: 1px solid black; padding: 2px;">9.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">27.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.2</span>  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">26.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">29.4</span> |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">23.3</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">21.4</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 63

\* The State average includes all local and the State PJs within that state

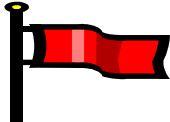
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington County State: PA Group Rank: 40  
 (Percentile)  
 State Rank: 24 / 29 PJs Overall Rank: 36  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG   |
|-------------------------------------|---|------------|------------|--|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 76.20%   | 100        |  |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.90%   | 89.53      |  |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 67.18      |  |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.88%   | 100        |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.550    | 1.31       |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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